



**Senate Bill No. 493**

**Special Act No. 18-26**

***AN ACT AMENDING THE CHARTER OF THE LAKE CHAFFEE  
IMPROVEMENT ASSOCIATION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 1 of number 86 of the special acts of 1957, as amended by section 1 of special act 88-19, is amended to read as follows (*Effective from passage*):

The owners of a freehold interest in any land within the limits specified in section 2 of [this act] special act 88-19 shall be, while they continue to be owners of such land, a body politic and corporate by the name of The Lake Chaffee Improvement Association, Incorporated, they and their successors shall be a corporation in law capable of suing and being sued and pleading and being impleaded in all courts, and shall be vested with and possess the powers hereinafter specified. All persons who are over eighteen years of age, who own or who may own any land within said limits, shall, while they continue to be owners of such land, be members of The Lake Chaffee Improvement Association, Incorporated, hereinafter referred to as the association, and entitled to vote at any meeting of said association and shall be eligible for any office in said association. Joint owners of any freehold interest in any land within said limits shall be considered, for voting purposes and taxing purposes, as one member of the association.

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Sec. 2. Section 7 of number 86 of the special acts of 1957 is amended to read as follows (*Effective from passage*):

The restrictions, at the time of the passage of [this act] number 86 of the special acts of 1957, applying to property within the limits of the association as referred to in deeds, shall remain in force and in no case shall any such restrictions be removed prior to the date of expiration thereof provided in such deeds. The executive board shall have the right to appoint a member or members of the association, whose duty it shall be to inspect all plans for proposed buildings and structures within the limits of the association and to inspect from time to time such buildings and structures during the process of construction to determine their conformance to said restrictions and to any applicable by-laws or regulations of the association. Appeals from the rulings of said inspector may be taken to the executing board. Property owners seeking approval of such plans shall pay a fee of five dollars at the time such approval shall be given. Failure to build to plans as approved shall constitute a violation of the by-laws and regulations of the association, and the executive board may petition any court having jurisdiction to direct the demolition of that part of any building or structure erected contrary to such approved plans.

Sec. 3. Section 8 of number 86 of the special acts of 1957, as amended by section 2 of special act 88-19 and section 4 of public act 03-256, is amended to read as follows (*Effective from passage*):

The territorial limits of said association shall constitute a separate taxing district within the town of Ashford, and the executive board shall prepare and submit to said association at each annual meeting a budget and recommend a tax for the purpose of and based on the budget. [, such tax to be not less than twenty-five dollars nor more than one hundred twenty-five dollars assessed on each member as the same may appear on record during the month of May next preceding the annual meeting] The maximum tax said association may impose on

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its members shall be two hundred dollars in the tax year following adoption. In each tax year thereafter, the maximum tax shall be increased by three per cent, compounded annually and assessed on each member as the same may appear on record during the month of September next after the August annual meeting. Said association, at any annual meeting, shall have the power to increase or decrease such budget and the rate of taxation recommended by said board, within the foregoing limits. The rate of taxation so recommended by said board shall be final unless increased or decreased by the association at such annual meeting. The tax so laid shall be collected by the treasurer or by any collector specially appointed by the executive board for the purpose, and warrants shall be issued for the collection of money due on such rate bill pursuant to the provisions of section 12-130 of the general statutes. Said association shall have the power to determine all other matters pertaining to the levy or collection of such taxes. Written notice of the rate of such tax and the amount thereof shall be sent by the treasurer or collector to each member of the association before October first in each year, on which date such tax shall be due and payable and in the manner stated therein, and if such tax shall not be paid when due, it shall bear interest at the rate of [ten] one and one-half per cent per [annum] month. The treasurer or other collector shall have all the powers of collectors of town taxes and shall be accountable to the board in the same manner as town tax collectors are accountable to selectmen. Such tax shall be a lien upon the property upon which it shall be laid and may be collected by suit in the name of the association by foreclosure of such lien or in such manner as town taxes may be collected. Such lien may be continued by certificate which shall be recorded in the land records of the town of Ashford, pursuant to the provisions of the general statutes relating to the continuance of tax liens.

Approved June 13, 2018